

CPC Meeting Minutes September 11, 2013  
7:30 PM  
Kingsbury Room  
Wellesley Police Station

The Wellesley Community Preservation Committee met at 7:30 PM in the Kingsbury room of the Wellesley Police station

**Present were the following CPCmembers:** Allan Port (Chair), Barbara McMahon (Vice Chair), Joan Gaughan, Dwight Lueth, Kathy Eagan, Jim Conlin, Deborah Carpenter, Susan Troy and Tony Parker.

Also attending was Mason Smith the liaison from the Advisory Committee.

Tony Parker agreed to take the minutes of the meeting as Susan Minio, Administrative Assistant could not be present.

The Chair called the meeting to order at 7:30 PM

### **Citizens Speak**

No citizens were present or chose to speak.

### **Current Project Updates**

**Housing Needs Assessment** – Kathy Egan reported that with the retirement of Pamela Allen, the Housing Authority Executive Director, the process of contracting for the Assessment had been temporarily set aside pending the hiring of a new Director. She thought that that process was proceeding well and the Assessment project would be back on track before too long. (Mrs. Egan then left the meeting due to a death in her family).

**900 Worcester Street** – nothing new to report

**Library Chimney Restoration** – Dwight Lueth reported that the Permanent Building Committee has received bids which are within the budget and the project is moving forward. Allan Port reported that he asked Financial Services to transfer the funds to the Permanent Building Committee.

**Fuller Brook Park Restoration** – Joan Gaughan reported that the Fuller Brook Park Coordinating Committee (FBPCC) was considering reducing the scope of the project for financial concerns. Specifically segment #3, which runs from State Street to Forest Street, would be reduced or eliminated. It was noted that Allan Port and Joan Gaughan would be attending a meeting on this subject next week. Barbara McMahon agreed to become the CPC liaison to the FBPCC. (This was confirmed with a vote with Allan Port making the motion, Tony Parker seconding, and a unanimous vote). The CPC discussed the issue of the change in scope and expressed its concern. It was agreed that

no further action of the CPC was needed at this time and the Committee would wait for more information to be reported at its next meeting.

**Perrin Park Playground Project** – Joan Gaughan reported that the Director of the Natural Resources Committee (NRC) had not undertaken any neighborhood fundraising efforts relative to this project and did not intend to. The NRC had received a gift of \$1,000 from the Garden Clubs. The equipment has not been ordered and the Director of the NRC expects to reduce the specifications of the equipment to meet the funds now available. The CPC expressed its extreme displeasure with the NRC Director's unilateral decision and her reneging on the agreement that had been made between NRC and the CPC and the basis upon which the Annual Town Meeting had approved the appropriation. There was some discussion about recinding the appropriation. The Chair agreed to speak with Town Counsel regarding the subject.

**Morses Pond Dredging** – Allan Port reported that the DPW has not yet closed the project. He has exchanged notes with Dave Hickey on the subject.

**Beebe House Recap** – At the CPC's July meeting there was a presentation by the Wellesley Historic Commission which requested the CPC to make a grant to help preserve portions of the so called Beebe House. The Chair of the CPC explained that this presentation came on short notice and, from his perspective, with inadequate prior communication and information sharing. However, he felt that the CPC committee member who also represents the Historic Commission was owed an apology for the somewhat messy way in which the presentation/discussion unfolded. The CPC agreed that it was a difficult project.

### **Potential Projects and Appropriations**

**WHDC** – Susan Troy reported that as a result of the recent changes in the Community Preservation Act legislation, the Wellesley Housing Development Corporation was reviewing how it might refocus its efforts. There are so many laws, statutes, standards, etc. that bear upon what can be done to promote and support affordable housing in Wellesley, that it will take a while develop a new set of priorities. Allan Port noted that the WHDC has nearly \$1 million "in the bank" and the CPC was owed a plan to use the funds.

**Stadium Task Force** – Barbara McMahon reported that the Stadium Task Force had reduced the scope of their proposal after meeting with the School Committee and considering the essential needs. The proposal now appears to be a renovation of the existing track and field at the High School which is in need of replacement. The other elements of the initial plan- lights, field house, stadium seating – have been eliminated. The Task Force has asked to make a presentation at a future meeting. The Chair expressed his opinion that the project would not qualify for CPA funding. This led into a discussion of process for bringing a request for funding before the CPC. It was agreed to

review our stated Policies and Procedure regarding that process and to have further discussion.

**Sprague Roof Replacement** – Allan Port noted that he had received a note from Diane Campbell about the intent to apply for CPC funds to replace the Sprague School Roof. We will ask the Diane to attend our October meeting.

**Annual Report and Financial Plan** – Allan Port presented the final revisions of the Annual Report and Financial Plan. The Financial Plan confirmed that if both 900 Worcester Street and Fuller Brook are funded at the 2014 ATM, we will close the fiscal year with very little funding available for new projects on June 30, 2014.

**Minutes** - Joan Gaughan moved to approve the minutes of July 11, 2013. Jim Conlin seconded and the vote was unanimous.

Susan Troy moved to adjourn. This was seconded by Deborah Carpenter. The vote was unanimous. The meeting was adjourned at 9:45 PM

Respectfully,  
Theodore F. Parker